

## **AGENDA ITEM #3**

Consideration of Ordinance 2021-39 amending the Grantsville City General Plan to rezone 378.51 acres of land for Raceway 112, LLC and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from an A-10 zone to an MG zone.

**GRANTSVILLE CITY  
ORDINANCE NO. 2021-39**

**AN ORDINANCE AMENDING THE GRANTSVILLE CITY COMPREHENSIVE  
GENERAL PLAN AND FUTURE LAND USE MAP TO DESIGNATE 378.51 ACRES OF  
PROPERTY LOCATED AT APPROXIMATELY HIGHWAY 112 WEST OF THE  
DESERET PEAK COMPLEX FROM AN AGRICULTURAL-10 LAND USE  
CATEGORY TO A MIXED-USE CATEGORY.**

BE IT ENACTED AND ORDAINED by the City Council of the City of Grantsville, Tooele County, State of Utah as follows:

**SECTION ONE: PURPOSE.** This Ordinance is for the purpose of amending the comprehensive general plan and future land use map of Grantsville City for 378.51 acres located at approximately Highway 112 west of the Deseret Peak Complex from an Agricultural-10 (A-10) category, which allows residential densities of one (1) dwelling unit per ten acres, to a Mixed-Use (MU) category, which allows a mixed use of commercial and residential. After appropriate notice and completion of all necessary public hearings in compliance with the requirements of State law, the City Council has determined that it is in the best interests of Grantsville City and the health, safety and general welfare of its citizens to adopt this Ordinance in order to amend the Grantsville City General Plan.

**SECTION TWO: AMENDMENT OF GENERAL PLAN.** The General Plan, Text and Future Land Use Map, that constitute The 2020 General Plan for Grantsville City, Utah as amended, are hereby amended by designating applicant's 378.51 acres identified in Exhibit "A", which is attached hereto and made a part hereof, from a A-10 land use category, (allowing residential densities of one dwelling unit per ten acres) to a Mixed-Use land use category, (allowing a mix or commercial and residential).

This amendment to the General Plan shall constitute an advisory guide for land use

decisions and shall be made part of the previously adopted General Plan and Future Land Use Map.

**SECTION THREE: REPEAL OF CONFLICTING PROVISIONS.** All ordinances or provisions of the 2020 Amended General Plan for Grantsville City, Utah or other City Ordinances that are in conflict with the provisions of this amendment are hereby repealed.

**SECTION FOUR: EFFECTIVE DATE.** This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

Adopted, enacted and ordered that a summary be published, by the Grantsville City Council, this 15<sup>th</sup> day of September, 2021.

GRANTSVILLE CITY COUNCIL

\_\_\_\_\_  
BY MAYOR BRENT K. MARSHALL

ATTEST:

\_\_\_\_\_  
CORINNA MATHIS, DEPUTY CITY RECORDER

( S E A L )

Date of Publication \_\_\_\_\_

# **Exhibit “A”**

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## MEMORANDUM

**DATE:** September 10, 2021  
**TO:** Christine Webb, City Recorder  
**FROM:** Kristy Clark, Zoning Administrator  
**RE:** **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD SEPTEMBER 15, 2021**



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**City Council Agenda Item #3: Consideration of Ordinance 2021-39 amending the Grantsville City General Plan to rezone 378.51 acres of land for Raceway 112, LLC and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from an A-10 zone to an MG zone.**

**The Planning Commission held a public hearing on this agenda item on September 2, 2021:**

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:02 p.m.

**The Planning Commission motioned to recommend approval of this agenda item with little discussion and the motions are at the end of the discussion:**

Anthon Stauffer was present for this item. The Commission didn't have any questions or concerns with this agenda item.

**Jaime made the motion to recommend approval of the Proposed Amendment to the Grantsville City General Plan and Future Land Use Map for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. to go from a Rural Residential 2 designation to an Industrial designation for the property west of Sheep Lane on SR-112. Erik seconded the motion. All voted in favor. Motion carried unanimously.**

**GENERAL PLAN AMENDMENT APPLICATION**

**\$500.00 APPLICATION FEE (NON REFUNDABLE)**

**DATE PAID** August 12, 2021

**HEARING DATE** September 2, 2021

\*\*\*\*\*

**OWNER / APPLICANTS NAME** Raceway 112, LLC (Anthon Stauffer)/ Snell & Wilmer LLP (Jason Boal)

**MAILING ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**E-MAIL**

jboal@swlaw.com

**LOCATION / ADDRESS OF PROPERTY & NUMBER OF**

**ACRES** Approx. east Sheep Lane and SR-112 378.51 acres

**IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS FOLLOWS** \_\_\_\_\_

From Rural Residential 2 to Industrial

**WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE?** We are

**seeking a rezone on the property, in order to incorporate it into the Lake View**

**Business Park** \_\_\_\_\_

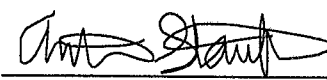
- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary.

**DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!**

**Addresses must be from Tooele County Recorder's Office!**

**\*\*ITEMS TO BE SUBMITTED WITH APPLICATION**

- **A legal description of entire property.**
- **A vicinity map for property location.**

 Authorized Agent  
**SIGNATURE OF APPLICANT**

# Snell & Wilmer

15 WEST SOUTH TEMPLE  
SUITE 1200  
GATEWAY TOWER WEST  
SALT LAKE CITY, UT 84101  
801.257.1900 P  
801.257.1800 F

**Jason Boal, AICP**  
**(801) 257-1917**  
**jboal@swlaw.com**

August 11, 2021

Kristy Clark  
Planning and Zoning Administrator  
Grantsville City  
429 East Main Street  
Grantsville, UT 84829

Re: Grantsville General Plan Map amendment

Dear: Ms. Clark

On behalf of the property owners of parcels - 01-130-0-0012, 01-130-0-0013, 01-130-0-0005, 01-130-0-0002 and 01-130-0-0003 (Raceway 112, LLC; RG IV, LLC; and RG Lakeview, LLC), we would like to submit the attached General Plan Amendment application. As you and the Planning Commission is aware, we are seeking to rezone the approximate 378.51 acres from the A-10 (Agriculture) zoning designation, which it is currently zoned, to the MG (General Manufacturing) District. Ultimately this property will be included in the Lakeview Business Park project. We understand that this property is in the Deseret Peak Planning Area. In order to ensure compliance with the General Plan Map, we are also seeking to change the future land use designation from Rural Residential 2 to Industrial.

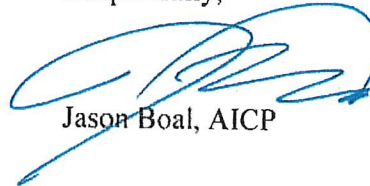
Attached are the elements of the application which the City has requested.

We are excited for the opportunity to work with the City through this rezone/general plan map amendment application. We welcome the opportunity to go before both the Planning Commission and City Council to present our application at the soonest possible meetings.

Kristy Clark  
August 11, 2021  
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If you have any questions or concerns, please feel free to reach out to us.

Respectfully,



Jason Boal, AICP

JB

- Enclosures:
- General Plan Map amendment Application
- Legal Description of area to be rezoned
- Legal Description of the parcels to be rezoned
- Vicinity Map
- Tooele County Radius Report
- Tooele County plat map
- Self-Sealing Envelopes with pre-paid postage
- Payment of \$500



## Legal Description of area to be changed to Industrial on the General Plan Map

### Parcel 1:

A parcel of land located in Lots 2, 3 and 4, the South Half of the Northwest Quarter and the Southwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at a point on the east line described in that certain Boundary/Fence Line Agreement recorded June 7, 2007 as Entry No. 286346 in Tooele County Recorder's Office, said point being North 89°39'45" East 23.53 feet along the north line of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian as it is depicted on the Tooele County Dependent Resurvey Plat of said Township and Range from the Tooele County Dependent Resurvey monument representing the Northwest Corner of said Section 3, and thence along said east line North 00°33'47" West 29.85 feet to an existing fence on the north line of said property; thence along said fence line the following three courses: 1) North 89°39'47" East 2,668.35 feet, 2) South 00°03'37" East 10.72 feet and 3) North 89°56'36" East 989.29 feet to an existing fence line; thence along said line South 00°07'38" East 2,664.59 feet to the north line of the South Half of the Northwest Quarter of said Section 3 as it is depicted on said Tooele County Dependent Resurvey Plat; thence along said line South 89°35'44" West 1,023.01 feet; thence South 00°03'27" East 1,876.25 feet to the northerly line of SR-112; thence along said line North 59°22'23" West 3,105.07 feet to the west line of said Section 3 as depicted on said Tooele County Dependent Resurvey Plat; thence along said line the following two courses: 1) North 00°07'13" East 275.54 feet and 2) North 00°07'22" East 1,320.18 feet; thence North 89°38'44" East 39.50 feet to said east line described in Entry No. 286346; thence North 00°33'47" West 1,334.50 feet to the POINT OF BEGINNING. Said parcel contains 12,705,854 square feet or 291.68 acres, more or less.

### Parcel 2:

A parcel of land located in the Southwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at the Tooele County Dependent Resurvey monument representing the Southwest Corner of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and thence along the west line of said Section 3 as it is depicted on the Tooele County Dependent Resurvey Plat of said Township and Range North 00°07'13" East 528.87 feet; thence South 89°52'47" East 47.80 feet; thence North 00°07'13" East 1,687.68 feet to the southerly line of SR 132; thence along said line South 59°22'23" East 3,050.03 feet to the east line of said Southwest Quarter; thence along said line South 00°03'27" East 642.85 feet to the Tooele County Dependent Resurvey monument representing the South Quarter Corner of said Section 3; thence South 89°34'37" West 2,677.74 feet to the POINT OF BEGINNING. Said parcel contains 3,782,331 square feet or 86.83 acres, more or less.

## Legal Description of parcels to be changed to Industrial on the General Plan Map

**Parcel Number 01-130-0-0012**

BEGINNING AT THE BRASS CAP FOUND MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°08'16" EAST ALONG THE SECTION LINE 528.87 FEET; THENCE SOUTH 89°51'44" EAST 47.80 FEET; THENCE NORTH 00°08'16" EAST 1687.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 112; THENCE SOUTH 59°21'20" EAST ALONG SAID RIGHT OF WAY LINE 3050.04 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 00°02'25" EAST ALONG SAID QUARTER SECTION LINE 642.90 FEET TO THE BRASS CAP FOUND MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°35'45" WEST ALONG THE SECTION LINE 2677.74 FEET TO THE POINT OF BEGINNING. OUT OF 1-130-6 FOR 2017 YEAR. 86.832 AC

**Parcel Number 01-130-0-0013**

BEGINNING AT A POINT NORTH 89°36'50" EAST ALONG THE SECTION LINE 868.91 FEET FROM THE BRASS CAP FOUND MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°36'50" EAST ALONG SAID SECTION LINE 1800.61 FEET TO THE CALCULATED CENTER OF SAID SECTION 3; THENCE SOUTH 00°02'25" EAST ALONG THE SECTION LINE 1876.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 112; THENCE NORTH 59°21'20" WEST ALONG SAID RIGHT OF WAY LINE 2096.51 FEET; THENCE NORTH 00°07'55" EAST 795.49 FEET TO THE POINT OF BEGINNING. CONTAINS 55.270 ACRES, MORE OR LESS. OUT OF 1-130-6 FOR 2017 YEAR. 55.270 AC.

**Parcel Number 01-130-0-0005**

BEG AT A PT N 89°36'38" E 100 FT FR W 1/4 COR OF SEC 3, T3S, R5W, SLB&M, RUN TH S 0°07'43" W 337 FT TO THE STATE HWY 112 R/W, TH S 59°23'53" E 892 FT ALG SD ROW, TH N 0°07'43" E 796.32 FT TO THE 1/4 SEC LI, TH S 89°36'38" W ALG THE 1/4 SEC LI 768.82 FT TO THE POB. OUT OF 3-40-1 10.00 AC OUT OF 3-40-9 FOR 2015 YEAR. 10.0 AC

**Parcel Number 01-130-0-0002**

THE E 1/2 OF NW 1/4, THE W 3/4TH OF W 1/2 OF NE 1/4 OF SECTION 3 T3S R5W SLB&M,-- ALSO THE SW 1/4 OF NW 1/4 OF SECTION 3 , TOG/W A 1 ROD R/W FOR INGRESS & EGRESS ALG WEST BNDRY--ALSO BEG AT W 1/4 COR OF SECTION 3 T3S R5W SLB&M, RUN TH E 100 FT, TH S 350 FT M/L TO N LI OF STATE HIGHWAY, TH NWRLY ALG SD HWY 110 FT M/L TO W LI OF SD SECTION, TH N ALG SD SECTION LINE 310 FT M/L TO THE POB OUT OF 3-40- 1 & 3-40-2 181.22 AC OUT OF 3-40-7 FOR 2015 YEAR. 181.22 AC

**Parcel Number 01-130-0-0003**

NW 1/4 OF NW 1/4 OF SEC 3, T3S, R5W, SLB&M ---LESS 0.91 AC TO 3-40-12 PER BDY/FENCE LI AGMT REC 6/7/07 #286346 (BALANCE OF 3-40-6 FOR 2008 YEAR) 39.41 AC OUT OF 3-40-13 FOR 2015 YEAR. 39.41 AC

OQUIRRI ESTATES MINOR  
SUBDIVISION  
Book 19 Page 81

Sunnle & Jolana Titmus  
Entry No. 412720  
Tax ID. No. 05-085-0-0028

Lot 4  
Grantsville Property, LLC  
Entry No. 429259  
Tax ID. No. 15-081-0-0040

RG N, LLC  
Entry No. 537173  
Tax ID. No. 01-150-0-0003

Arthur S. & Sharon M. Higley  
Entry No. 447433  
Tax ID. No. 01-150-0-0008  
Total Area 15,488,185 sq. ft. 378,511 acres

Edward C. & Dawn  
R. Roberts  
Entry No. 429259  
Tax ID. No.  
01-150-0-0010

RG N, LLC  
Entry No. 537246  
Tax ID. No. 01-150-0-0009

Rebecky 112, LLC  
Entry No. 535277  
Tax ID. No. 01-150-0-0016

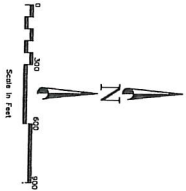
Grantsville Soil  
Conservation District  
Tax ID. No. 01-086-0-0097

Grantsville Soil  
Conservation District  
Tax ID. No. 01-131-0-0003

RG Lakeview, LLC  
Entry No. 515388  
Tax ID. No. 01-150-0-0001

Win & Kelley Robinson, Trustees  
Entry No. 498515  
Tax ID. No. 01-130-0-0014

Grantsville Soil  
Conservation District  
Tax ID. No. 01-130-0-0018



DESIGNED DATE	7/21	CHECKED DATE	7/21
PROJECT NUMBER		DRAWING NUMBER	
APPROVED DATE		CAD FILE	
		PROJECT MANAGER	

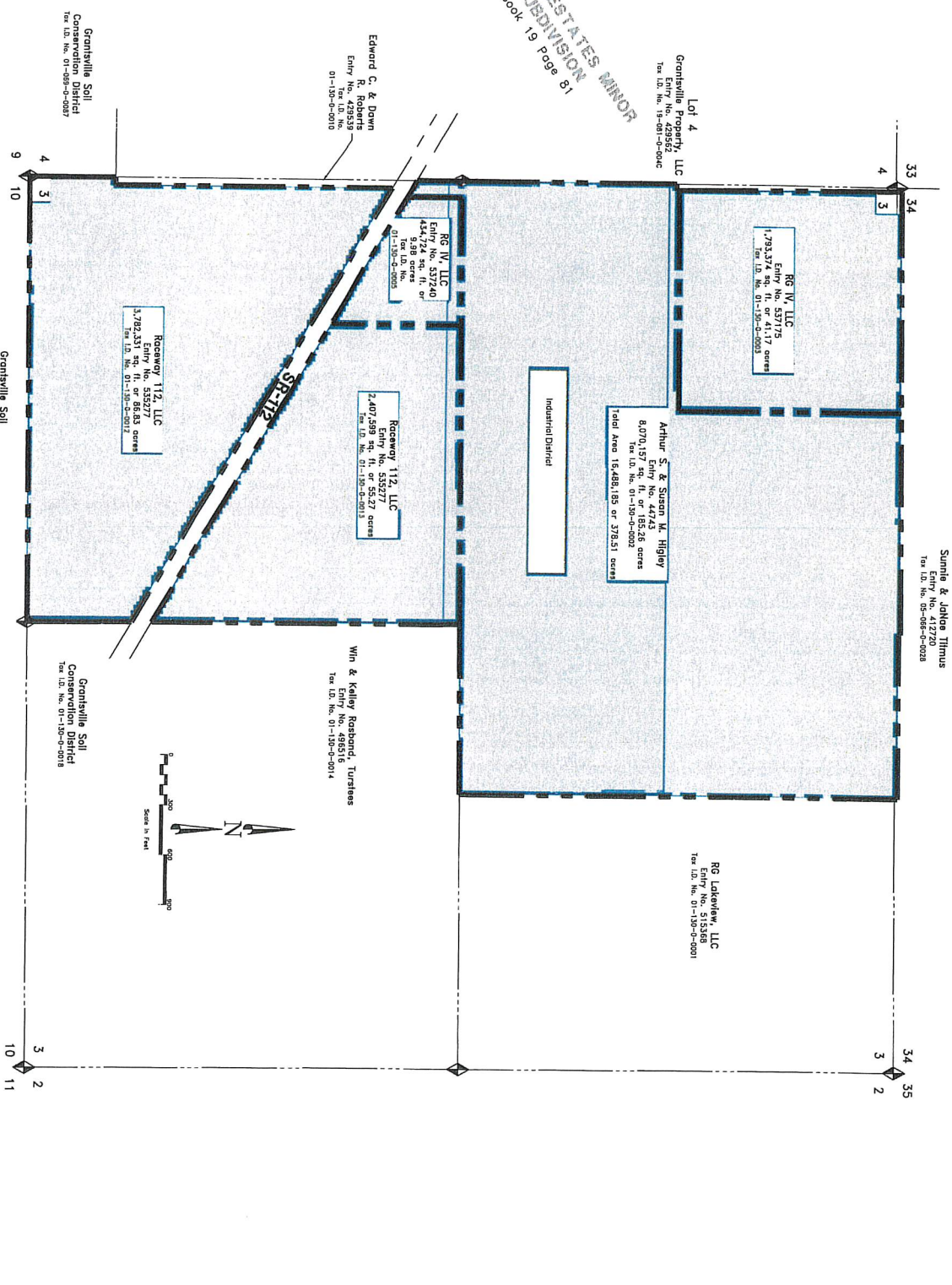
**THE ROMNEY GROUP, LLC**  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



IN LOTS 2, 3 & 4, THE SOUTH HALF OF THE NW 1/4 & THE SW 1/4 OF SECTION 3, T. 3 S., R. 6 W., S15R&M.  
**GENERAL PLAN EXHIBIT MAP**

NO.	REVISIONS	BY	DATE	PROJECT NO.
				3433-01
				SHEET NO.
				1 of 2
				SHEET SIZE
				11" x 17"

COURT ESTATES MINOR  
SUBDIVISION  
Book 19 Page 81



DESIGNED DATE	APPROVED DATE	CHECKED DATE	PROJECT NUMBER	CAD PROJECT MANAGER
JUN 7/21		JUN 7/21		
<b>THE ROMNEY GROUP, LLC</b>				
<b>GRANTSVILLE CITY, TOOELE COUNTY, UTAH</b>				
<b>Dominion</b> Engineering Associates, LLC 5684 South Green Street Murray, Utah 84123 801-713-3000				
<b>IN LOTS 2, 3 &amp; 4, THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T. 3S., R. 6 W., S.L.B.&amp;M.</b> <b>GENERAL PLAN EXHIBIT MAP</b>				
NO.	REVISIONS	BY	DATE	PROJECT NO.
				3433-01
				SHEET NO. 2 of 2
				SCALE 1"=200'

1 ROMNEY Lokview Business Park West 3252 SURVEY DRAWINGS Zoning Map.dwg

## GRANTSVILLE CITY PLANNING COMMISSION

### **NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR RACEWAY 112 AND JASON BOAL WITH SNELL & WILMER, LLP. TO GO FROM A RURAL RESIDENTIAL 2 DESIGNATION TO AN INDUSTRIAL DESIGNATION FOR THE PROPERTY WEST OF SHEEP LANE ON HWY 112.**

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on September 2, 2021 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. to go from a Rural Residential 2 designation to an Industrial designation for the property west of Sheep Lane on SR-112 and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. September 2, 2021.

Dated this 25th day of August, 2021.

**BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION**

Kristy Clark  
Zoning Administrator  
Email: [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov)

Join Zoom Meeting

<https://us02web.zoom.us/j/81645391278>

Meeting ID: 816 4539 1278

One tap mobile

+12532158782,,81645391278# US (Tacoma)

+13462487799,,81645391278# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 816 4539 1278

Find your local number: <https://us02web.zoom.us/u/kG7j8ooir>

RACEWAY 112 LLC  
2825 E. COTTONWOOD PKWY, STE 500  
COTTONWOOD HEIGHTS, UT 84121

*Applicant*

EDWARD C ROBERTS JT  
985 E MAIN ST  
GRANTSVILLE, UT 84029

RG IV, LLC,  
2265 EAST MURRAY HOLLADAY ROAD  
HOLLADAY, UT 84117

SUNNIE TITMUS TRUSTEE  
PO BOX 922  
GRANTSVILLE, UT 84029

STATE OF UTAH  
375 E 500 S STE 500  
SALT LAKE CITY, UT 84102

WIN AND KELLEY RASBAND FAMILY  
LIMITED PARTNERSHIP  
971 PFIEFFER COURT  
ALPINE, UT 84004

RG LAKEVIEW, LLC  
2265 E. MURRAY HOLLADAY ROAD  
HOLLADAY, UT 84117

RG IV, LLC  
2265 E MURRAY HOLLADAY RD  
HOLLADAY, UT 84117

*Duplicate*

RG GRANTSVILLE 112, LLC  
2265 E. MURRAY HOLLADAY ROAD  
HOLLADAY, UT 84117

*Applicant*

PARKS KYLE  
3620 GUNDERSEN CIR  
GRANTSVILLE, UT 84029

RACEWAY REAL ESTATE LLC  
10252 OAK CREEK LANE  
HIGHLAND, UT 84003

ROWENA H ERICKSON TRUSTEE EQUIT  
INT  
2371 E 2880 S  
SALT LAKE CITY, UT 84109

GRANTSVILLE SOIL CONSERVATION  
C/O VICTOR D WARR  
ERDA, UT 84074

*Bad Address*


ARTHUR STEPHEN HIGLEY JT  
487 E 2400 S  
SALT LAKE CITY, UT 84115


LYNN H MURTHA  
3651 MARSHALL RD  
GRANTSVILLE, UT 84029


GRANTSVILLE SOIL CONSERVATION  
787 E ERDA WAY  
ERDA, UT 84074


**LEGEND**  
Future Land Use Designations


Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future Land Use Map for the City of Grantsville:


- 


**Commercial**  
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)
- 


**Mixed-Use Density**  
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)
- 


**High Single Family Density Residential**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)
- 


**Medium Density Residential**  
(Residential uses, allowing a maximum of 3 dwelling units per acre)
- 

**Low Density Residential**  
(Residential use, allowing a maximum of 2 dwelling units per acre)
- 

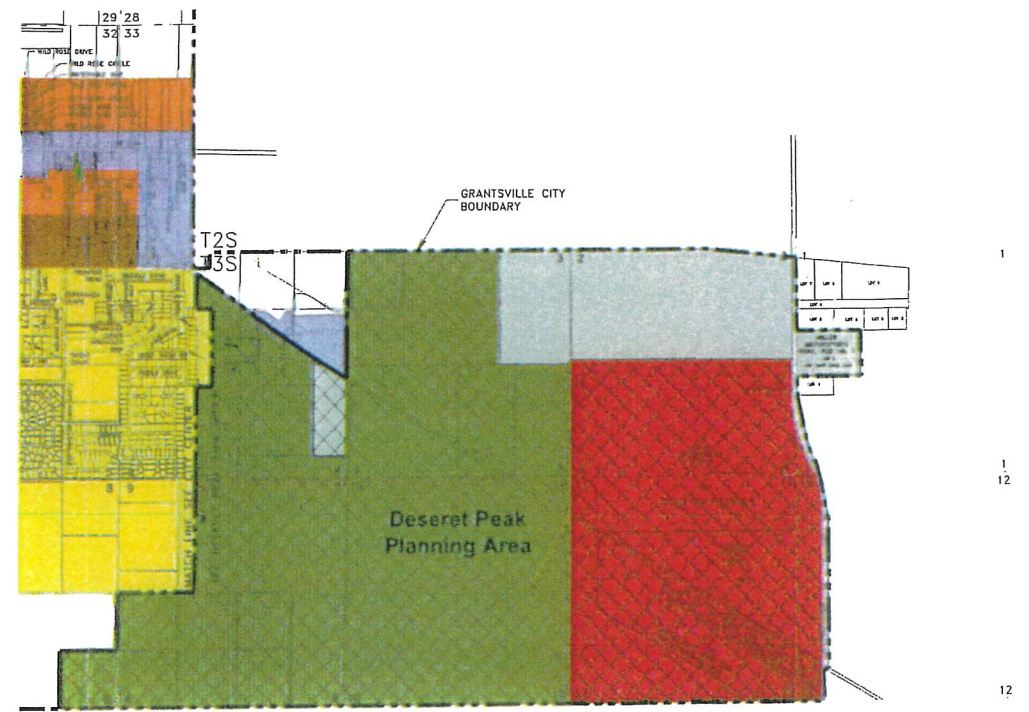
**Rural Residential - 1**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)
- 

**Rural Residential 2**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)
- 

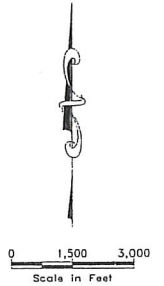
**Industrial**  
(Allowing industrial, light industrial and mining)
- 

**Municipal/School** This land use designates city-owned school district owned property serving a public purpose.
- 

**Parks & Open Space** Designates public parks, open space and recreational areas.



**GRANTSVILLE CITY  
GENERAL PLAN  
FUTURE LAND USE MAP  
DESERET PEAK ANNEXATION**  
ADOPTED JANUARY 15, 2020



The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.